

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans for the Housing Authority of the City of Lubbock

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2006

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Lubbock

PHA Number: TX018

PHA Fiscal Year Beginning: (mm/yyyy) 10/2006

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)

The Housing Authority's mission is to serve the needs of low-income, very low-income and extremely low-income families in the PHA's jurisdiction and to (1) increase the availability of decent, safe and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability.

The Housing Authority exists to serve people in need. Service to the residents will always be our first and foremost priority. It is our goal to provide excellence in service by being committed to improving the housing conditions and related social, educational and economic aspects, which affect the overall living conditions of the community. To accomplish this goal, we must constantly strive to expand and improve housing and related services through dedication, integrity, compassion and responsiveness to all the needs of those we serve. In addition, the Housing Authority is to make necessary resources available, to help each resident by providing supporting services and community resources to improve their families' living conditions and quality of life. The Housing Authority will strive to build stronger, healthier communities and promote economic independence. It is also the mission of the Housing Authority to utilize all available funds for its residents while building stronger, healthier communities and promoting economic independence for its clientele.

Additional statement: *The agency has partnered with Texas Tech University, the City of Lubbock and Habitat for Humanity as well as other Public Service entities to create mixed-financing which will establish housing developments that target renters who need subsidized housing and the population that can afford market rates, thereby implementing income-mixing. The **City of Lubbock Housing Initiative (Park Meadows LLP, Management Development Corporation (MDC) and Stone Hollows LLP)** will also continue limited Drug Elimination and Crime Prevention activities as funds permit. The Authority will also continue its quest to provide unsubsidized affordable housing through various mixed-financing programs (tax credit, bonds, etc):*

The PHA has an active on-going Section 8 Homeownership program.

Progress Statement: *August 2005 Park Meadows Villas – completed 112 affordable, multi-family units. Preserve at Prairie Pointe – 184 market rate units opened in February 2005. Ground breaking for 144 affordable multi-family units (Stone Hollow), June 2005. Development is 50% complete.*

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
- Objectives:
- ☒ Apply for additional rental vouchers: *When NOFA's are published*
 - ☒ Reduce public housing vacancies:
 - ☒ Leverage private or other public funds to create additional housing opportunities: *Partnership with TDHCA for additional units of affordable housing.*
 - ☒ Acquire or build units or developments
 - ☐ Other (list below)

Progress Statement: *The completion in August 2005 and leasing of units in Park Meadows Villas commenced. As of December 31, 2005, Stone Hollow's 144 units of multi-family housing was 50% complete.*

- ☒ PHA Goal: Improve the quality of assisted housing
- Objectives:
- ☒ Improve public housing management: (PHAS score) *Strive to obtain High Performer Status*
 - ☒ Improve voucher management: (SEMAP score) *Maintain passing SEMAP Score.*
 - ☒ Increase customer satisfaction: *On-going*
 - ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units:
 - ☒ Demolish or dispose of obsolete public housing:
 - ☒ Provide replacement public housing:

- ☐ Provide replacement vouchers:
- ☒ Other: (list below)
 - *Pursue a full range of energy and water services, and water related energy improvements to improve the quality of assisted housing and hopefully increase customer satisfaction.*

Progress Statement: *A complete energy audit by Ameresco, an energy management company, commenced in November. The audit will identify energy savings to include cost and consumption for units and buildings for the entire Authority.*

- ☒ PHA Goal: Increase assisted housing choices
 - Objectives:
 - ☒ Provide voucher mobility counseling: *With each new participant at briefing and with each unit transfer for current participants.*
 - ☒ Conduct outreach efforts to potential voucher landlords *on-going.*
 - ☒ Increase voucher payment standards *on-going.*
 - ☒ Implement voucher homeownership program: *on-going.*
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

Progress Statement: *The Voucher Homeownership Program was implemented October 2003. Four (4) participants closed on homes to-date and one is currently pending. All goals were achieved in fiscal year 2005.*

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
 - Objectives:
 - ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *Through Tenant Selection process.*
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *Through Tenant Selection process.*
 - ☐ Implement public housing security improvements:
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

Progress Statement: *All other goals are being achieved and are on-going. All goals achieved in 2005.*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☒ Other: (list below)
 - See PHA Goals and Objectives listed below

Progress Statement: All goals achieved.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *On-going*
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: *On-going*
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *On-going*
 - ☐ Other: (list below)

Progress Statement: During FY 2005, the PHA was successful in achieving the objectives listed above and activities will continue as indicated. The 112 unit affordable multi-family housing development opened in August 2005.

Other PHA Goals and Objectives: (list below)

PHA Strategic Goal: Planning and Administration

- ☒ PHA Goal: Knowledge of new Laws and Changes in Housing Issues
- Objective:
- ☒ Make staff and board members knowledgeable as needed regarding the new housing requirements of the Quality Housing and Work Responsibility Act of 1998 (H.R. 4194); and (any other laws and changes) as they occur regarding housing, community, and economic development.
On-going
 - ☒ The Executive Director, or designee, shall identify and secure available training opportunities for staff and board as needed. *On-going*

- ☒ PHA Goal: Partnership
Objective:
- ☒ To develop and expand partnerships and funding sources. *On-going*
 - ☒ The PHA may identify resources to obtain materials and data relative to housing, community and economic development. *On-going*

Progress Statement: *The PHA was successful in achieving the objectives listed above and activities will be ongoing. The following partnerships are actively involved.*

- *Lubbock Housing Finance Corp.*
- *Habitat for Humanity*
- *Workforce of the South Plains*

The Lubbock Housing Finance Corp will provide Home Ownership counseling. All partnerships are on-going.

PHA Strategic Goal: Housing Management Services

- ☒ PHA Goal: Continue Operation and Administration of Housing Units
Objective:
- ☒ To provide for the continued administration of housing units developed under the 1937 Housing Act according to policies and procedures. *On-going*
 - ☒ The PHA will provide staffing, equipment, insurance, training, facilities and related costs associated with the administration and operation of housing previously developed under the 1937 Housing Act. *On-going*

Progress Statement: *In fiscal year 2005, all requirements were met.*

PHA Strategic Goal: Modernization

- ☒ PHA Goal: Continuation of Modernization Activities
Objective:
- ☒ To continue the modernization activities as previously awarded according to existing agreements, budgets and timelines and provide additional assistance using HUD funds. *On-going*
 - ☒ The PHA will proceed with the modernization of existing units as planned in the modernization program schedule and budget and complete additional units with assistance under the funding allocation provided for the agency. *On-going*
 - ☒ The PHA will continue to identify future needs for the development of future plans. *On-going*

Progress Statement: *12 single-family homes were renovated. Parking lots at Behner Place 96 West, 36 South were resurfaced. The yards at the Green-Fair Manor apartments were excavated. Laundry construction at Behner Place completed in August 2005.*

PHA Strategic Goal: Community Service and Self-sufficiency

☒ PHA Goal: Promotion of Resident Services

Objective:

- ☒ To maintain activities and services that promotes homeownership, self-sufficiency, resident organizations and community development. *On-going*

Examples:

- Provide resident training relative to homeownership and rental units
- Provide counseling regarding household budgeting, delinquency, tenant rights, conflict resolution, housekeeping and regulatory and policy requirements training.
- Conducting needs assessments.
- Social Service referrals
- Promote resident and resident organization activities in the areas of:
 - resource development
 - resident organizations
 - health
 - crime prevention

Progress Statement: *During FY 2005 goals were met.*

- *12 resident workshops provided/F.S.S.*
- *LHA website established with Texas Tech University*
- *2 F.S.S. participants completed contracts/received escrow*
- *Assisted in planning of Faith Base Conference 2005*
- *Job Readiness/Retention*
- *Literacy/Adult Education*
- *Entrepreneurial Training*
- *All were on-going*

☒ PHA Goal: Safety, Security and Crime Prevention

Objective:

- ☒ The PHA shall provide for the provision of PHA security services, the provision of crime prevention and safety services/activities of PHA properties in accordance with identified needs, budgets and in consultation with local law enforcement. Request Chief of Police to increase patrols, provide any law enforcement safety/training activities conducive to public housing communities to include crime prevention. *As funds permit*
- ☐ The PHA shall provide for officers patrolling of housing areas, security services, crime prevention and safety activities according to job descriptions, policies and procedures.
- ☐ The PHA shall provide drug elimination programs and assistance to participants through the HUD Drug Elimination grant program.

- ☒ The PHA will continue resident training in drug elimination programs and expand youth activities. *As funds permit*

Progress Statement: *All relations with MHMR were and are on-going. The LHA has requested the Chief of Police to increase patrols and to provide any law enforcement safety/training activities conducive to public housing communities to include crime prevention.*

PHA Strategic Goal: Public Housing Assessment System (PHAS)

- ☒ PHA Goal: Indicator #1 (30 points) Physical Condition
Objective:
- ☒ To improve the following areas by at least 10% per year until above goal is reached. ***The following will be completed by FYE 9-30-06.***
- Site (Approx. 4.5 points) plus 1 pt. for Physical Condition and Neighborhood Environment.
 - Building Exterior (Approx. 4.5 points) plus 1 pt. for Physical Condition and Neighborhood Environment.
 - Dwelling Units (Approx. 10.5)
 - Common Areas (Approx. 4.5 points) plus 1 pt. for Physical Condition and Neighborhood Environment) In addition, Health and Safety deficiencies will result in reductions to the total physical inspection score which takes into account the five areas above, with their approximate relative weights/points.)
 - To improve resident communication by increasing on-site resident meetings. Involving informative topics. Overall effort is on-going to re-establish neighborhood association.

Progress Statement: *No PHAS score received due to developments not being inspected by HUD.*

- ☒ PHA Goal: Indicator #4 (10 points) Resident Service and Satisfaction
Objective:
- ☒ To improve the following areas by at least 10% per year until above goal is reached. ***The following will be completed by FYE 9-30-06.***
- Survey results (approx. 5.0 points)

Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

i. **Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☒ **Troubled Agency Plan**

ii. **Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of the City of Lubbock has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display with this Plan. The Admission and Continued Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

The most important challenges to be met by the Housing Authority of the City of Lubbock during FY 2006 include:

- *Identification of management needs to enable PHA staff to prepare for major upcoming changes in the Operating Fund rule. (i.e. Project-Based Accounting, Asset Management, Cost Allocation Planning, and software upgrades.)*
- *Preservation and improvement of the public housing stock through the Capital Funds Program.*
- *Involvement of public housing residents and Section 8 participants, through the Annual PHA Plan Resident Advisory Board.*
- *Training of staff and commissioners in order to fully understand and take advantage of opportunities in new laws and regulations, to better serve our residents and the community; and*
- *Identification, development, and leveraging of services and programs to enable low-income families to become self-sufficient and to ultimately become homeowners.*

In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of the City of Lubbock to meet the housing needs of the full range of low-income residents. The Housing Authority of the City of Lubbock, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” while living in the City of Lubbock.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration (**tx018a01**)
- ☒ FY 2006 Capital Fund Program Annual Statement (**tx018b01**)
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ Other (List below, providing each attachment name)
 - Deconcentration and Income Mixing (**tx018c01**)*
 - Description of Community Service Requirements Implementation (**tx018d01**)*
 - Pet Ownership Policy (**tx018e01**)*
 - Progress in Meeting 5-Year Plan Goals (**tx018f01**)*
 - Criteria for Substantial Deviations and Significant Amendments (**tx018g01**)*
 - Resident Membership on the PHA Governing Board (**tx018h01**)*

Membership of the Resident Advisory Board (tx018i01)

Optional Attachments:

- ☒ PHA Management Organizational Chart (**tx018j01**)
- ☒ FY 2006 Capital Fund Program 5 Year Action Plan (**tx018k01**)
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (**tx018r01**)
- ☒ Other (List below, providing each attachment name)
 - 2005 Performance and Evaluation Report (**tx018l01**)
 - 2005 Replacement Housing Performance and Evaluation Report (**tx018m01**)
 - 2004 Performance and Evaluation Report (**tx018n01**)
 - 2004 Replacement Housing Performance and Evaluation Report (**tx018o01**)
 - 2003 Replacement Housing Performance and Evaluation Report (**tx018p01**)
 - Replacement Housing Factor Plan (**tx018q01**)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Analysis Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of

renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca-tion
Income <= 30% of AMI	7,816	4	5	4	4	3	3
Income >30% but <=50% of AMI	4,972	4	5	4	4	3	3
Income >50% but <80% of AMI	6,405	4	5	4	4	3	3
Elderly	2,006	4	5	4	4	3	3
Families with Disabilities	3,455	4	5	4	4	3	3
White	1,451	4	5	4	4	3	3
Black/African American	3,163	4	5	4	4	3	3
American Indian/Alaska Native	5,067	4	5	4	4	3	3
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Native Hawaiian/Other Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s *City of Lubbock*
Indicate year: FY2004-2009
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	419		5-10%
Extremely low income <=30% AMI	Data Not Maintained		
Very low income (>30% but <=50% AMI)	Data Not Maintained		
Low income (>50% but <80% AMI)	Data Not Maintained		
Families with children	308	70%	
Elderly families	19	4%	
Families with Disabilities	20	5%	
White	274	67%	
Black/African American	144	33%	
American Indian/Alaska Native	1	0.2%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	111	25%	
2 BR	136	31%	
3 BR	114	26%	
4 BR	58	13%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? N/A			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes N/A			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes N/A			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

Housing Needs of Families on the Waiting List			
Waiting list total	669		5-10%
Extremely low income <=30% AMI	Data Not Maintained		
Very low income (>30% but <=50% AMI)	Data Not Maintained		
Low income (>50% but <80% AMI)	Data Not Maintained		
Families with children	413	61%	
Elderly families	262	39%	
Families with Disabilities	0	0%	
White	341	50.5%	
Black/African American	323	48%	
American Indian/Alaska Native	3	0.4%	
Asian	2	0.3%	
Native Hawaiian/Other Pacific Islander	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 7 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>Families affected by Natural Disaster.</i>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☒ Other: (list below)
 - *FSS programs to support and encourage work*
 - *Apply for applicable programs as funding becomes available*

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☒ Other: (list below)
 - *FSS programs to support and encourage work*

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

Progress Statement: During FY 2005, construction commenced on a affordable 144 unit multi-family housing development

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	772,778.00	
b) Public Housing Capital Fund	673,795.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,256,103.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2006 Replacement Housing	220,439.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Replacement Housing	621,359.00	Replacement Housing
2004 Capital Funding	294,342.00	Public housing capital improvements
2005 Capital Funding	657,940.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	499,377.00	Public housing operations
4. Other income (list below)	44,473.00	Public housing operations
Non-dwelling rent 7,431.00		
Interest on General Funds Investment 12,042.00		
Tenant Charges 25,000.00		
5. Non-federal sources (list below)		
Total resources	8,040,606.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: (describe)
 - *When unit becomes available and offer is made.*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe)
 - *Criminal Background Check*
 - *Drug Treatment Center Check*
 - *Sex Offender Registration Check*
 - *Citizenship/Legal Non-Citizen Status Check*

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
The PHA does not operate site-based waiting lists.

1. How many site-based waiting lists will the PHA operate in the coming year? **None**
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? **N/A**
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously **N/A**
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? **N/A**
 - ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
- ☐ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: **N/A**

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Not applicable – the PHA has not established admission preferences

Former Federal preferences: *N/A*

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below) *N/A*

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes

☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Not applicable – The PHA will not employ admission preferences.

1 Date and Time

Former Federal preferences: ***N/A***

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply) ***N/A***

☐ Working families and those unable to work because of age or disability

☐ Veterans and veterans' families

☐ Residents who live and/or work in the jurisdiction

☐ Those enrolled currently in educational, training, or upward mobility programs

☐ Households that contribute to meeting income goals (broad range of incomes)

☐ Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs

☐ Victims of reprisals or hate crimes

☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements: ***N/A***

☐ The PHA applies preferences within income tiers

☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☒ The PHA-resident lease

☒ The PHA's Admissions and (Continued) Occupancy policy

☒ PHA briefing seminars or written materials

☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply) *N/A*

☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply) *N/A*

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☒ Criminal or drug-related activity only to the extent required by law or regulation

☐ Criminal and drug-related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug-related activity (list factors below)

☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☐ Criminal or drug-related activity

☒ Other (describe below)

▪ *Current and previous landlord name and address.*

▪ *Resident name and mailing address (last known to PHA).*

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

☒ None

- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
- ☐ Other (list below)

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- *Illness, hard to house, family emergency/death, not to exceed 120 days.*

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Not applicable – PHA does not plan to employ admission preferences.

Former Federal preferences *N/A*

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply) *N/A*

- ☐ Working families and those unable to work because of age or disability

- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Not applicable – PHA does not plan to employ admission preferences.

1 Date and Time

Former Federal preferences *N/A*

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply) *N/A*

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) *N/A*

- ☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one) *N/A*

- ☐ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below: *N/A*

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: *N/A*

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) *N/A*

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
 If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)
 N/A

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply) *N/A*

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
- ☐ Never

- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- ☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)
 - *Lubbock Apartment Association – apartment directory*

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket

- ☒ Other (list below)
- *Funding Restraints*

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply) *N/A*

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☐ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

- *The PHA will follow the mandatory Earned Income Disallowance EID regulatory requirements.*

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	460	10%
Section 8 Vouchers	852	10%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
Homeownership	4	0
R.S.D.M	N/A	N/A
FSS – Section 8	113	2%
FSS – Low Rent	7	2%

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

➤ *Work Order System*

- *Pest Eradication Policy*
- *Maintenance Plan*
- *Uniform Inspection System*
- *Admissions and Occupancy Policy*
- *Admissions and Occupancy Procedures Manual*
- *Fair Housing Policy*
- *Grievance Procedures*
- *Tenant Selection and Assignment Plan*
- *Community Service Plan*
- *Handicapped Policy*
- *Termination and Eviction*
- *Transfer and Transfer Waiting List*
- *Resident Initiative*
- *FSS Action Plan*
- *Section 3 Plan*
- *Pet Policy for Families*
- *Pet Policy for Elderly*
- *Procurement Policy*
- *Personnel Policy*
- *Deconcentration and Income Mixing Targeting Policy*
- *Fraud Policy*
- *National and Natural Disaster Plan/Policy*
- *Capitalization Policy*
- *Cash Management Internal Control Policy*
- *Check Writing Policy*
- *Collection Loss Policy*
- *Credit Card Policy*
- *Disposition Policy*
- *Doubtful Accounts Policy*
- *ELOCCS Policy*
- *Investments Policy*
- *Petty Cash Policy*
- *Policy for Acquiring Insurance Coverage*
- *Repayment Agreement Policy*

(2) Section 8 Management: (list below)

- *Section 8 Administrative Plan*
- *SEMAP Procedures*
- *Section 8 Procedures Manual*

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below: *N/A*

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below: *N/A*

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) tx018b01

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) tx018k01

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant) *N/A*

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below: *N/A*

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
▪ *Green-Fair Manor tax credit application*

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below: *N/A*

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: <i>Green-Fair Manor</i>
1b. Development (project) number: <i>TX016P018002</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> <u>(02/27/2006)</u>
5. Number of units affected: 120
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>January 2007</i> b. Projected end date of activity: <i>July 2009</i>

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the

U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description *N/A*

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs

completing streamlined submissions may skip to component 11.)

2. Activity Description *N/A*

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description *N/A*

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☒ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

Not available

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply) *N/A*

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Better Living for Texans Workshop</i>	<i>10 per session</i>	<i>N/A</i>	<i>1708 Avenue G</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 09/30/2005)
Public Housing	<i>Not required</i>	<i>7</i>
Section 8	<i>Not available</i>	<i>95</i>

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies

☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Description of Community Service requirements implementation is included as attachment (tx018d01)

13. PHA Safety and Crime Prevention Measures

24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☒ Other (describe below)
 - *There has been a decrease in the criminal activity at PHA sites and activities listed below are used to insure that there is no increase in criminal activity.*

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☒ Other (describe below)

- *Due to staff and funding reductions the PHA does not have an adequate system in place to measure safety. Resident reports and PHA employee reports are heavily relied on. Monitoring of developments currently being performed by management staff. This is on-going and no increase in activity has been noticed.*

3. Which developments are most affected? (list below)

- *Cherry Point, Green-Fair Manor, Behner Place, 36 South, 96 West. The increase in crime is negligible in all developments to-date*

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below)
 - *Boxing Club at Green-Fair Manor (Matador Boxing Club).*
 - *Bridging the Gap after School Enrichment Program.*

2. Which developments are most affected? (list below)

- *Cherry Point, Green-Fair Manor, Behner Place, 36 South, 96 West*

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply) *N/A*

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

☐ Other activities (list below)

2. Which developments are most affected? (list below)

- *Cherry Point, Green-Fair Manor, Behner Place, 36 South, 96 West*

D. Additional information as required by PHDEP/PHDEP Plan *Not Required*

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Description of Pet Policy provided as attachment *tx018e01*

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)

2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?

3. ☒ Yes ☐ No: Were there any findings as the result of that audit?

4. ☒ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 1

5. ☒ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☒ Not applicable
 - ☐ Private management
 - ☐ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - ☒ Attached at Attachment (File name) **tx018r01**
 - ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 - ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

Not applicable – Appointed by City Mayor

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *City of Lubbock*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - *Reduce vacancies in public housing*
 - *Expand the Voucher Program*
 - *Modernization of public housing units*
- ☒ Other: (list below)
 - *Increase affordable housing*

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- *Encourage homeownership opportunities to low-income households.*
 - *Rehabilitate housing to preserve existing homes and rental units.*
 - *Promote infill developments in older neighborhoods.*
 - *Meet emergency shelter and long-term housing and service needs of homeless people.*

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement *(See attachment tx018b01)*
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement (*See attachment tx018b01*)
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement *(See attachment tx018b01)*

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
(See attachment tx018k01)				
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

Attachment: tx018a01
DECONCENTRATION AND INCOME TARGETING POLICY
FOR THE
HOUSING AUTHORITY OF THE CITY OF LUBBOCK
LUBBOCK, TEXAS

DECONCENTRATION AND INCOME TARGETING POLICY
(of the Public Housing Admissions and Occupancy Policy)

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Housing Authority of the City of Lubbock, Lubbock, TX (PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic Deconcentration:

Admission and Occupancy policies are revised to include the PHA’s policy of promoting economic deconcentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic deconcentration.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Ceiling rents;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;

- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public housing **on an annual basis** may be families with incomes at or below thirty percent (30%)(extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic deconcentration.
- The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs)

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018b01

Annual Statement /Performance and Evaluation Report 9/7/2006					
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <div style="text-align: center; font-weight: bold;">Lubbock Housing Authority</div>		Grant Type and Number: <div style="text-align: center; font-weight: bold;">TX21PO1850106</div>		Federal FY of Grant: <div style="text-align: center; font-weight: bold;">2006</div>	
<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies </div> <div> <input type="checkbox"/> Revised Annual Statement/Revision Number _____ </div> </div> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ </div> <div> <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____ </div> </div>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	119,759.00			
3	1408 Management Improvements	90,300.00			
4	1410 Administration	67,379.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	500.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	260,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable	8,857.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	47,000.00			
14	1485 Demolition	80,000.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant (sums of lines 2-20)	\$673,795.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	0.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

9/7/2006

Part II: Supporting Pages

PHA Name:		Grant Type and Number:						Federal FY of Grant:	
Lubbock Housing Authority		TX21PO1850106						2006	
		Capital Fund Program No:							
		Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Operations	Operations	1406		119,759.00					
	Subtotal 1406			\$119,759.00					
Management									
Improvements	Computer Software	1408		14,000.00					
	Update Policies and Procedures	1408		2,500.00					
	General Technical Assist/PHAS Improvement	1408		1,500.00					
	Supervisor Skills and Team Building	1408		2,000.00					
	Finance Training	1408		3,000.00					
	Modernization Project Management Training	1408		1,500.00					
	Executive Director Training	1408		1,000.00					
	Manager Training	1408		2,800.00					
	Computer Systems Training	1408		4,000.00					
	Maintenance Technical Training	1408		3,000.00					
	Parenting (Parents as Teacher Program)	1408		55,000.00					
	Subtotal 1408			\$90,300.00					
Administration	Administrative salaries/sundry	1410		67,379.00					
	Subtotal 1410			\$67,379.00					
Fees & Costs	Architect/consultant fees/agency planning	1430		500.00					
	Subtotal 1430			\$500.00					
Non Dwelling	Computer Equipment	1475		12,000.00					
Equipment	Replace Maint Vehicles	1475		20,000.00					
	Telephone System	1475		15,000.00					
	Subtotal 1475			\$47,000.00					

9/7/2006

Page 3 of 4

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

9/7/2006

Part III: Implementation Schedule

PHA Name: Lubbock Housing Authority			Grant Type and Number: Capital Fund Program No: TX21PO1850106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	7/18/2008			7/18/2010			
TX21-P018-001							
Behner Place 1	7/18/2008			7/18/2010			
TX21-P018-002							
Green Fair Manor	7/18/2008			7/18/2010			
TX21-P018-004							
Cherry Point Homes	7/18/2008			7/18/2010			
TX21-P018-005							
96 West 36 South	7/18/2008			7/18/2010			
TX21-P018-006							
Cherry Point Homes	7/18/2008			7/18/2010			
TX21-P018-007							
Mary Myers	7/18/2008			7/18/2010			
Sr. Complex							
TX21-P018-010							
Behner Place 2	7/18/2008			7/18/2010			

Capital Fund Program Tables

Page __4__ of __4__

Attachment: tx018c01
Housing Authority of the City of Lubbock

Component 3, (6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Green-Fair Manor	120	C. The covered development's size, location, and/or configuration promote income de-concentration, such as scattered sites or small development.	
Apartments 96 West	96	C. The covered development's size, location, and/or configuration promote income de-concentration, such as scattered sites or small development. Apartments 96 West are duplexes and quadraplexes which are part of a split site.	
Apartments 36 South	36	C. The covered development's size, location, and/or configuration promote income de-concentration, such as scattered sites or small development. Apartments 36 South is a small 36 unit development of duplexes and quadraplexes and is part of a split site.	
Behner Place II	82	C. The covered development's size, location, and/or configuration promote income de-concentration, such as scattered sites or small development. Behner Place units are duplexes.	
Cherry Point Homes	78	C. The covered development's size, location, and/or configuration promote income de-concentration, such as scattered sites or small development. Cherry Point Homes are single dwelling units scattered in the Cherry Point Addition.	

Attachment tx018d01
Housing Authority of the City of Lubbock

IMPLEMENTATION OF THE COMMUNITY SERVICE REQUIREMENT

Description of the Community Service Plan

The Housing Authority of the City of Lubbock Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Housing Authority of the City of Lubbock believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

Administrative Steps Taken To Implement The Requirement

The following administrative steps were taken in implementing the PHA Community Service Policy. A written notification was sent to all residents regarding requirements on exempt status of each adult family member. Informed all residents that the program would be administered by the PHA, however; they are required to have their hours documented and signed by the agencies where they volunteered. Finally that the volunteer sheet required for filing would be provided by the PHA. The PHA maintains a tracking log.

Programmatic Aspects Of The Requirements

Activities that the residents can participate in and receive community service credit are Reading Mentors, Library Assistant, Salvation Army Store Clerk or clothes or other items Sorter, Office filing, assisting with Kids after school and homework Helper. The

following agencies assist the residents in accomplishing their community service, Independent School District, Salvation Army, Boys and Girls Clubs, YMCA and the City and School Libraries. For non-compliance with the Community Service Policy the PHA informed residents again of the requirements, then inform them of the consequences for non-compliance, i.e., grounds for eviction.

Community Service Implementation Report

Number of tenants performing community service: 97

Number of tenants granted exemptions: 223

Number of tenants in non-compliance: 0

Number of tenant terminated/evicted due to non-compliance: 0

Attachment: tx018e01
Housing Authority of the City of Lubbock
Description of Pet Policy

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

A non-refundable nominal pet fee of \$150.00 will be charged and is intended to cover the reasonable operating costs to the development directly attributed to a pet or pets in the unit (i.e. fumigation of a unit), excluding elderly/disabled residents.

A refundable pet deposit of \$150.00 will be assessed and is intended to cover additional costs not otherwise covered which are directly attributable to the pet's presence (i.e. damages to the unit, yard, fumigation of a unit, etc.), excluding elderly/disabled residents.

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. *This does not apply to service animals that assist persons with disabilities.*

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

Attachment: tx018f01
Housing Authority of the City of Lubbock
Progress in Meeting 5-Year Plan Goals

The Housing Authority of the City of Lubbock has been successful in achieving its mission and 5 year plan goals during the fiscal year 2005. Goals are either completed or on target for completion as scheduled.

Concerning modernization the PHA has done substantial renovation of 12 single-family homes, excavation of all yards in Green-Fair Manor and resurfacing of all parking lots at apartments 96 West and 36 South.

Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through resident awareness, increased police patrols and the LHA's no tolerance policy.

Concerning improving the quality of life, PHA has opened for lease, 112 (August 2005) multi-family affordable housing units. Construction on 144 affordable units commenced in October 2005 and three buildings completed and leased.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

Attachment: tx018g01
Housing Authority of the City of Lubbock
Criteria for Substantial Deviations and Significant Amendments

A. Substantial Deviation from the 5-Year Plan:

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

B. Significant Amendment or Modification to the Annual Plan:

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

Attachment: tx018h01
Housing Authority of the City of Lubbock
Resident Membership on PHA Governing Board

Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: ***Pat Colby – Charles Anderson***

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires): **2 Years - 2/2007**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? ***N/A***

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- ☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: **12/27/06**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): ***Mark McDougal – Mayor of the City of Lubbock***

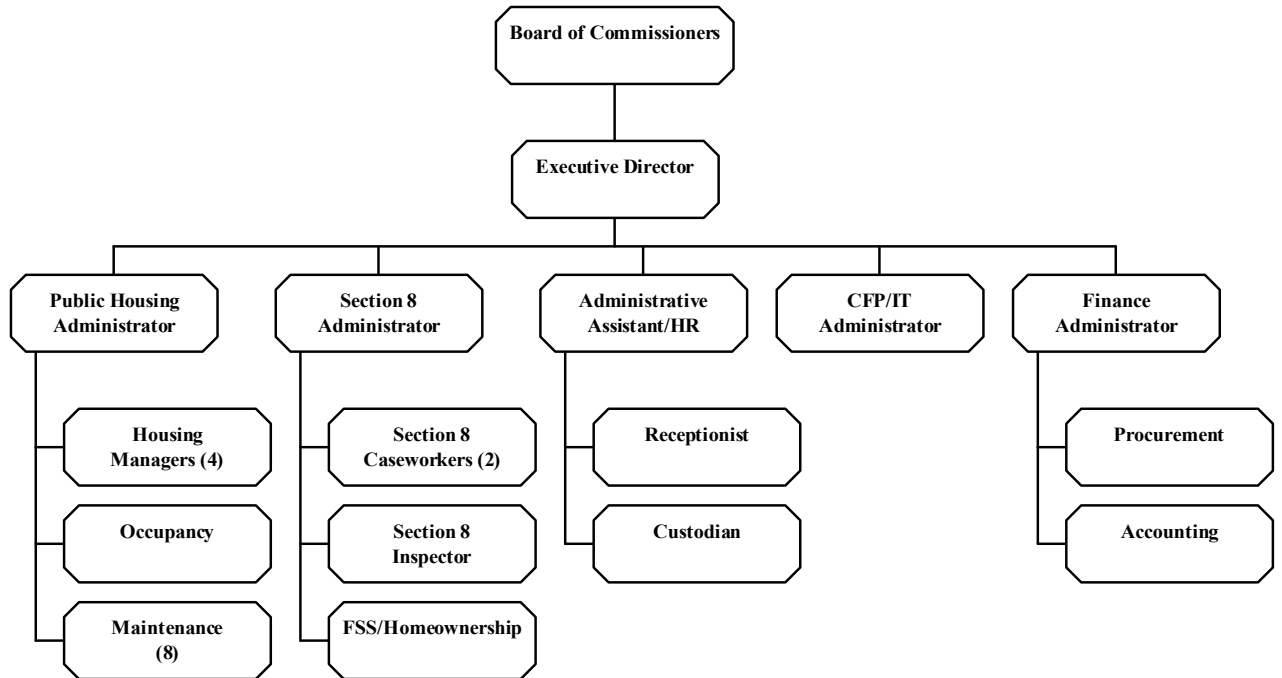
Attachment: tx018i01
Housing Authority of the City of Lubbock
Membership of Resident Advisory Board

Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description,)

Evelyn Williams
Mercell McCutheon
Dennis Phillips
Mamie Young
Micheal Wera
Irma Rodriquez
Ruby Scott
Harold Holmes
Bobbie Dickerson
Fran Cornwall

Attachment: tx018j01
Housing Authority of the City of Lubbock



Capital Fund Program Five-Year Action Plan

Part I: Summary

9/7/2006

Attachment: tx018k01

HA Name:						<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Lubbock Housing Authority							
Development Number/Name/HA- Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011		
TX21-P018-001 Behner Place 1	Annual	15,000.00	94,456.00	49,000.00	141,616.00		
TX21-P018-002 Green Fair Manor	Statement	80,000.00	80,000.00	90,000.00	0.00		
TX21-P018-003 Cherry Pt.Turnkey		0.00	0.00	0.00	0.00		
TX21-P018-004 Cherry Point Homes		45,000.00	50,000.00	25,000.00	0.00		
TX21-P018-005 96 West 36 South		153,416.00	39,960.00	75,000.00	52,800.00		
TX21-P018-006 Cherry Point Homes		55,000.00	50,000.00	30,416.00	0.00		
TX21-P018-007 Mary Myers Sr.		0.00	40,000.00	40,000.00	0.00		
TX21-P018-010 Behner Place 2		6,000.00	0.00	45,000.00	160,000.00		
HA - Wide		319,379.00	319,379.00	319,379.00	319,379.00		
CFP Funds Listed for		\$673,795.00	\$673,795.00	\$673,795.00	\$673,795.00		
5-Year planning							
Replacement Housing		\$220,439.00	\$220,439.00	-	-		
Factor Funds							

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2008		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See	TX21-P018-001	Flooring	15,000.00
	Behner Place 1		
	TX21-P018-002	Abatement	80,000.00
Annual	Green Fair Manor		
	TX21-P018-003	None	0.00
	Cherry Point Turnkey		
	TX21-P018-004	Interior/exterior Renovation (plumbing, electrical, flooring, kitchen, bath improvements, paint)	45,000.00
	Cherry Point Homes		
Statement	TX21-P018-005	Steel Siding Soffit and Fascia	144,960.00
	96 West / 36 South	Recreation/Picnic Area	8,456.00
			153,416.00
	TX21-P018-006	Interior/exterior Renovation (plumbing, electrical, flooring, kitchen, bath improvements, paint)	55,000.00
	Cherry Point Homes		
	TX21-P018-007	None	0.00
	Mary Myers		
	Sr. Complex		
	TX21-P018-010	Interior/exterior Renovation (plumbing, electrical, flooring, kitchen, bath improvements, paint)	6,000.00
	Behner Place 2		
	HA-Wide	Management Improvements	85,000.00
		Administration (salaries/benefits/sundry)	67,379.00
		Planning (Fees & Costs)	2,000.00
		Operations	130,000.00
		Non Dwelling Equipment (Office/Maint) Includes replacement of telephone equipment)	35,000.00
		Total HA Wide	319,379.00
		Total Annual 2007	\$827,211.00

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 3 FFY Grant: 2008 PHA FY: 2009		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See	TX21-P018-001	Tub/Shower Replacement	50,000.00
	Behner Place 1	Sub-Floor Tile Replacement	44,456.00
	TX21-P018-002	Abatement	80,000.00
Annual	Green Fair Manor		
	TX21-P018-003	None	0.00
	Cherry Point Turnkey		
	TX21-P018-004	Interior/exterior Renovation (plumbing, electrical, flooring, kitchen, bath improvements, paint)	50,000.00
	Cherry Point Homes		
Statement	TX21-P018-005	Interior/exterior Renovation (plumbing, electrical, flooring, kitchen, bath improvements, paint)	39,960.00
	96 West / 36 South		
	TX21-P018-006	Interior/exterior Renovation (plumbing, electrical, flooring, kitchen, bath improvements, paint)	50,000.00
	Cherry Point Homes		
	TX21-P018-007	Interior/exterior Renovation (plumbing, electrical, flooring, kitchen, bath improvements, paint)	40,000.00
	Mary Myers		
	Sr. Complex		
	TX21-P018-010	None	0.00
	Behner Place 2		
	HA-Wide	Management Improvements	85,000.00
		Administration (salaries/benefits/sundry)	67,379.00
		Planning (Fees & Costs)	2,000.00
		Operations	130,000.00
		Non Dwelling Equipment (Office/Maint)	35,000.00
		Total HA Wide	319,379.00
		Total Annual 2008	\$673,795.00

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2009 PHA FY: 2010		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See	TX21-P018-001	Convert Garages to Storage	24,000.00
	Behner Place 1	Water Heaters	25,000.00
See	TX21-P018-002	Abatement	90,000.00
	Green Fair Manor		
	TX21-P018-003	None	0.00
Annual	Cherry Point Turnkey		
	TX21-P018-004	Interior/exterior Renovation (plumbing, electrical, flooring, kitchen, bath improvements, paint)	25,000.00
	Cherry Point Homes		
	TX21-P018-005	Water Heaters	75,000.00
	96 West / 36 South		
Statement	TX21-P018-006	Interior/exterior Renovation (plumbing, electrical, flooring, kitchen, bath improvements, paint)	30,416.00
	Cherry Point Homes		
	TX21-P018-007		
	Mary Myers	Water Heaters	40,000.00
	Sr. Complex		
	TX21-P018-010	Convert Garages to Storage	25,000.00
	Behner Place 2	Water Heaters	20,000.00
	HA-Wide	Management Improvements	85,000.00
		Administration (salaries/benefits/sundry)	67,379.00
		Planning (Fees & Costs)	2,000.00
		Operations	130,000.00
		Non Dwelling Equipment (Office/Maint)	35,000.00
		Total HA Wide	319,379.00
		Total Annual 2009	\$673,795.00

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 5 FFY Grant: 2010 PHA FY: 2011		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See	TX21-P018-001	Roofs	135,000.00
	Behner Place 1	Landscaping	6,616.00
	TX21-P018-002	None	0.00
Annual	Green Fair Manor		
	TX21-P018-003	None	0.00
	Cherry Point Turnkey		
	TX21-P018-004	None	0.00
	Cherry Point Homes		
Statement	TX21-P018-005		
	96 West / 36 South	Landscaping	52,800.00
	TX21-P018-006	None	0.00
	Cherry Point Homes		
	TX21-P018-007	None	0.00
	Mary Myers		
	Sr. Complex		
	TX21-P018-010	Roofs	155,000.00
	Behner Place 2	Landscaping	5,000.00
	HA-Wide	Management Improvements	85,000.00
		Administration (salaries/benefits/sundry)	67,379.00
		Planning (Fees & Costs)	2,000.00
		Operations	130,000.00
		Non Dwelling Equipment (Office/Maint)	35,000.00
		Total HA Wide	319,379.00
		Total Annual 2010	\$673,795.00

CAPITAL FUND PROGRAM TABLES START HERE

Attachment : tx018101

Annual Statement /Performance and Evaluation Report						9/7/2006
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Lubbock Housing Authority		Grant Type and Number: Capital Fund Program No: TX21PO1850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>1</u>						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/06 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses	139,212.00	9,000.00	0.00	0.00	
3	1408 Management Improvements	139,212.00	101,300.00	0.00	0.00	
4	1410 Administration	69,606.00	69,606.00	38,121.72	38,121.72	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	2,000.00	21,500.00	0.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	5,000.00	5,000.00	0.00	0.00	
10	1460 Dwelling Structures	231,250.00	377,000.00	0.00	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00	
12	1470 Nondwelling Structures	74,782.00	75,156.00	0.00	0.00	
13	1475 Nondwelling Equipment	35,000.00	37,500.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	0.00	
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00	
20	1502 Contingency	0.00	0.00	0.00	0.00	
21	Amount of Annual Grant (sums of lines 2-20)	\$696,062.00	\$696,062.00	\$38,121.72	\$38,121.72	
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	19,500.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

9/7/2006

Part II: Supporting Pages

PHA Name:		Grant Type and Number:						Federal FY of Grant:	
Lubbock Housing Authority		TX21PO1850105						2005	
		Capital Fund Program No:							
		Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Operations	Operations	1406		139,212.00	9,000.00	0.00	0.00		
	Subtotal 1406			\$139,212.00	\$9,000.00	\$0.00	\$0.00		
Management	Resident Initiatives Administrator	1408		40,000.00	0.00	0.00	0.00		
Improvements	Computer Software	1408		13,912.00	14,000.00	0.00	0.00		
	Update Policies and Procedures	1408		2,500.00	2,500.00	0.00	0.00		
	General Technical Assist/PHAS Improvement	1408		3,000.00	3,000.00	0.00	0.00		
	Supervisor Skills and Team Building	1408		2,000.00	2,000.00	0.00	0.00		
	Finance Training	1408		3,000.00	3,000.00	0.00	0.00		
	Modernization Project Management Training	1408		3,000.00	3,000.00	0.00	0.00		
	Executive Director Training	1408		1,000.00	3,000.00	0.00	0.00		
	Manager Training	1408		2,800.00	2,800.00	0.00	0.00		
	Computer Systems Training	1408		4,000.00	4,000.00	0.00	0.00		
	Maintenance Technical Training	1408		3,000.00	3,000.00	0.00	0.00		
	Self Sufficiency Training	1408		2,500.00	2,500.00	0.00	0.00		
	Resident Computer Activities/Training	1408		2,000.00	2,000.00	0.00	0.00		
	Resident Council Leadership Training	1408		1,500.00	1,500.00	0.00	0.00		
	Parenting (Parents as Teacher Program)	1408		55,000.00	55,000.00	0.00	0.00		
	Subtotal 1408			\$139,212.00	\$101,300.00	\$0.00	\$0.00		
Administration	Administrative salaries/sundry	1410		69,606.00	69,606.00	38,121.72	38,121.72		
	Subtotal 1410			\$69,606.00	\$69,606.00	\$38,121.72	\$38,121.72	55% Completed	
Fees & Costs	Architect/consultant fees/agency planning	1430		2,000.00	2,000.00	0.00	0.00		
	Energy Service Management	1430		0.00	19,500.00	0.00	0.00		
	Subtotal 1430			\$2,000.00	\$21,500.00	\$0.00	\$0.00		
Non Dwelling	Computer Equipment	1475		15,000.00	15,000.00	0.00	0.00		
Equipment	Replace Maint Vehicles	1475		20,000.00	22,500.00	0.00	0.00		
	Subtotal 1475			\$35,000.00	\$37,500.00	\$0.00	\$0.00		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

9/7/2006

Part II: Supporting Pages

PHA Name:		Grant Type and Number:						Federal FY of Grant:
Lubbock Housing Authority		TX21PO1850105						2005
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity Put in Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21-P018-001	Bathroom Renovations install showers	1460	15	15,000.00	25,000.00	0.00	0.00	
Behner Place 1	Replace Sub-Floor & Tile	1460	15	61,250.00	65,000.00	0.00	0.00	Bathrooms/showers prior
	Interior Repairs for occupancy	1460	5	0.00	25,000.00	0.00	0.00	approval 2002-2004
	Subtotal 1460			\$76,250.00	\$115,000.00	\$0.00	\$0.00	
TX21-P018-002	Asbestos Abatement	1460		80,000.00	80,000.00	0.00	0.00	
Green Fair Manor	Interior Repairs for occupancy	1460	10	0.00	10,000.00	0.00	0.00	Previously approved 2004
	Subtotal 1460			\$80,000.00	\$90,000.00	\$0.00	\$0.00	
TX21-P018-004	Interior Repairs for occupancy	1460	16	0.00	25,000.00	0.00	0.00	Previously approved 2003-2004
Cherry Point	Subtotal 1460			\$0.00	\$25,000.00	\$0.00	\$0.00	
TX21-P018-005	Replace Exterior Doors	1460	264	70,000.00	70,000.00	0.00	0.00	
96 West 36 South	Tub replacements	1460		5,000.00	21,000.00	0.00	0.00	
	Interior Repairs for occupancy	1460	21	0.00	30,000.00	0.00	0.00	Previously approved 2008
	Subtotal 1460			\$75,000.00	\$121,000.00	\$0.00	\$0.00	
TX21-P018-006	Interior Repairs for occupancy	1460		0.00	10,000.00	0.00	0.00	Previously approved 2008
Cherry Point	Subtotal 1460			\$0.00	\$10,000.00	\$0.00	\$0.00	
TX21-P018-007	Canopy & picnic area south of office	1450	8	5,000.00	5,000.00	0.00	0.00	
Mary Myers	Subtotal 1450			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
Sr. Complex	Interior Repairs for occupancy	1460	4	0.00	6,000.00	0.00	0.00	Previously approved 2008
	Subtotal 1460			\$0.00	\$16,000.00	\$0.00	\$0.00	
TX21-P018-010	Interior Repairs for occupancy	1460	7	0.00	10,000.00	0.00	0.00	Bathrooms previously approved 2004
Behner Place 2	Subtotal 1460			\$0.00	\$10,000.00	\$0.00	\$0.00	
HA Wide	Roof for Central Office			70,000.00	70,000.00	0.00	0.00	
	Replace HVAC	1470		4,782.00	5,156.00	0.00	0.00	
	Subtotal 1470			\$74,782.00	\$75,156.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

9/7/2006

Part III: Implementation Schedule

PHA Name: Lubbock Housing Authority			Grant Type and Number: Capital Fund Program No: TX21PO1850105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	8/18/2007			8/18/2009			
TX21-P018-001							
Behner Place 1	8/18/2007			8/18/2009			
TX21-P018-002							
Green Fair Manor	8/18/2007			8/18/2009			
TX21-P018-004							
Cherry Point Homes	8/18/2007			8/18/2009			
TX21-P018-005							
96 West 36 South	8/18/2007			8/18/2009			
TX21-P018-006							
Cherry Point Homes	8/18/2007			8/18/2009			
TX21-P018-007							
Mary Myers	8/18/2007			8/18/2009			
Sr. Complex							
TX21-P018-010							
Behner Place 2	8/18/2007			8/18/2009			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018m01

Annual Statement /Performance and Evaluation Report 9/7/2006					
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <div style="text-align: center; font-weight: bold;">Lubbock Housing Authority</div>		Grant Type and Number: Capital Fund Program No: <div style="text-align: center; font-weight: bold;">TX21RO18501-05</div> Replacement Housing Factor Grant No:		Federal FY of Grant: <div style="text-align: center; font-weight: bold;">2005</div>	
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies </div> <div> <input type="checkbox"/> Revised Annual Statement/Revision Number _____ </div> </div> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/2006 </div> <div> <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____ </div> </div>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	258,872.00		0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$258,872.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018n01

Annual Statement /Performance and Evaluation Report

9/7/2006

Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Lubbock Housing Authority	TX21PO1850104	2004
	Capital Fund Program No:	
	Replacement Housing Factor Grant No:	

☐ Original Annual Statement
 ☐ Reserved for Disasters/Emergencies
 ☒ Revised Annual Statement/Revision Number ____ 1 ____
 ☒ Performance and Evaluation Report for Program Year Ending **3/31/2006**
☐ Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	144,912.00	144,912.00	144,912.00	144,912.00
3	1408 Management Improvements	144,912.00	111,910.48	49,318.81	49,318.81
4	1410 Administration	72,456.00	72,497.80	72,497.80	72,497.80
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	7,500.00	1,713.90	1,713.90	1,713.90
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	19,000.00	68,762.00	66,022.00	66,022.00
10	1460 Dwelling Structures	292,782.00	268,186.15	87,949.94	87,949.94
11	1465.1 Dwelling Equipment-Nonexpendable	3,000.00	21,600.00	0.00	0.00
12	1470 Nondwelling Structures	5,000.00	5,000.00	1,900.00	1,900.00
13	1475 Nondwelling Equipment	35,000.00	29,979.67	5,905.23	5,905.23
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$724,562.00	\$724,562.00	* \$430,219.68	* \$430,219.68
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

* Funds drawn from LOCCS after 3/31/06

Capital Fund Program Tables

Page __1__ of __5__

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

9/7/2006

Part II: Supporting Pages

PHA Name:		Grant Type and Number:						Federal FY of Grant:
Lubbock Housing Authority		TX21PO1850104						2004
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	Operations	1406		144,912.00	144,912.00	144,912.00	144,912.00	
	Subtotal 1406			\$144,912.00	\$144,912.00	\$144,912.00	\$144,912.00	100% Completed
Management	Resident Initiatives Administrator	1408		40,000.00	10,540.28	10,540.28	10,540.28	
Improvements	Computer Software	1408		13,912.00	13,870.20	0.00	0.00	
	Update Policies and Procedures	1408		3,000.00	3,000.00	0.00	0.00	
	General Technical Assist/PHAS Improvement	1408		5,000.00	5,000.00	1,117.33	1,117.33	* Funds drawn after 3/31/06
	Supervisor Skills and Team Building	1408		2,500.00	2,500.00	0.00	0.00	
	Finance Training	1408		4,000.00	4,000.00	0.00	0.00	
	Modernization Project Management Training	1408		4,000.00	0.00	0.00	0.00	
	Executive Director Training	1408		1,000.00	1,000.00	0.00	0.00	
	Manager Training	1408		3,500.00	10,000.00	2,403.06	2,403.06	
	Computer Systems Training	1408		4,000.00	4,000.00	0.00	0.00	
	Maintenance Technical Training	1408		3,000.00	3,000.00	0.00	0.00	
	Self Sufficiency Training	1408		2,500.00	0.00	0.00	0.00	
	Resident Computer Activities/Training	1408		2,000.00	0.00	0.00	0.00	
	Resident Council Leadership Training	1408		1,500.00	0.00	0.00	0.00	
	Parenting (Parents as Teacher Program)	1408		55,000.00	55,000.00	35,258.14	35,258.14	
	Subtotal 1408			\$144,912.00	\$111,910.48	\$49,318.81	\$49,318.81	44% Completed
Administration	Administrative salaries/sundry	1410		72,456.00	72,497.80	72,497.80	72,497.80	
	Subtotal 1410			\$72,456.00	\$72,497.80	\$72,497.80	\$72,497.80	100% Completed
Fees & Costs	Architect/consultant fees/agency planning	1430		7,500.00	1,713.90	1,713.90	1,713.90	
	Subtotal 1430			\$7,500.00	\$1,713.90	\$1,713.90	\$1,713.90	100% Completed
Non Dwelling	Computer Equipment	1475		15,000.00	10,000.00	275.00	275.00	
Equipment	Replace Maint Vehicles	1475		20,000.00	19,979.67	5,630.23	5,630.23	
	Subtotal 1475			\$35,000.00	\$29,979.67	\$5,905.23	\$5,905.23	20% Completed

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

9/7/2006

Part II: Supporting Pages

PHA Name:		Grant Type and Number:						Federal FY of Grant:
Lubbock Housing Authority		TX21PO1850104						2004
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity Put in Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21-P018-001	Bathroom Renovations install showers	1460	36	37,782.00	40,000.00	5,855.00	5,855.00	
Behner Place 1	Replace sub-flooring and tile	1460		0.00	60,000.00	14,293.79	14,293.79	
	Interior Renovations	1460		0.00	20,000.00	12,228.00	12,228.00	
	Replace Entry Doors	1460		10,000.00	0.00	0.00	0.00	
	Subtotal 1460			\$47,782.00	\$120,000.00	\$32,376.79	\$32,376.79	27% Completed
TX21-P018-001	Sidewalks	1450		1,000.00	0.00	0.00	0.00	
Behner Place 1	Subtotal 1450			\$1,000.00	\$0.00	\$0.00	\$0.00	
TX21-P018-001	Refrigerators	1465	5	1,500.00	10,800.00	0.00	0.00	
Behner Place 1	Stoves	1465	6	1,500.00	10,800.00	0.00	0.00	
	Subtotal 1465			\$3,000.00	\$21,600.00	\$0.00	\$0.00	0% Completed
TX21-P018-002	Site Improvements	1450		0.00	58,000.00	58,000.00	58,000.00	
Green Fair Manor	Subtotal 1450			\$0.00	\$58,000.00	\$58,000.00	\$58,000.00	100% Completed
	Interior/exterior renovation (plumbing, electrical, flooring)	1460		15,000.00	0.00	0.00	0.00	
	Subtotal 1460			\$15,000.00	\$0.00	\$0.00	\$0.00	
TX21-P018-004	Interior Renovation	1460	4	69,000.00	30,000.00	12,367.00	12,367.00	
Cherry Point Homes	Siding	1460	4	25,000.00	2,000.00	0.00	0.00	
	Roofs	1460	4	10,000.00	3,000.00	0.00	0.00	
	Subtotal 1460			\$104,000.00	\$35,000.00	\$12,367.00	\$12,367.00	35% Completed
TX21-P018-004	Site Improvements	1450	4	3,000.00	3,000.00	260.00	260.00	
Cherry Point Homes	Subtotal 1450			\$3,000.00	\$3,000.00	\$260.00	\$260.00	9% Completed
TX21-P018-005	Parking lot replacement	1450		0.00	7,438.00	7,438.00	7,438.00	
96 West 36 South	Subtotal 1450			\$0.00	\$7,438.00	\$7,438.00	\$7,438.00	100% Completed
	Replace Entry locks	1460		15,000.00	0.00	0.00	0.00	
	Tub replacements	1460		5,000.00	15,000.00	6,020.00	6,020.00	
	Subtotal 1460			\$20,000.00	\$15,000.00	\$6,020.00	\$6,020.00	40% Completed

9/7/2006

[illegible]

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018o01

Annual Statement /Performance and Evaluation Report 9/7/2006					
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <div style="text-align: center; font-weight: bold;">Lubbock Housing Authority</div>		Grant Type and Number: Capital Fund Program No: <div style="text-align: center; font-weight: bold;">TX21RO18501-04</div> Replacement Housing Factor Grant No:		Federal FY of Grant: <div style="text-align: center; font-weight: bold;">2004</div>	
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies </div> <div> <input type="checkbox"/> Revised Annual Statement/Revision Number _____ </div> </div> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 03/31/2006 </div> <div> <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____ </div> </div>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	195,456.00		0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$195,456.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018p01

Annual Statement /Performance and Evaluation Report						9/7/2006
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Lubbock Housing Authority		Grant Type and Number: Capital Fund Program No: TX21RO18501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 03/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment-Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	167,031.00		0.00	0.00	
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant (sums of lines 2-20)	\$167,031.00		\$0.00	\$0.00	
22	Amount of line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018q01

Annual Statement /Performance and Evaluation Report 9/7/2006					
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Lubbock Housing Authority		Grant Type and Number: Capital Fund Program No: TX21RO18501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	220,439.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$220,439.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Attachment: tx018r01
Housing Authority of the City of Lubbock
Resident Advisory Board Recommendations

Meeting held March 21, 2006

Recommendation: Peepholes in doors at 36 South and 96 West

PHA Response: Will be addressed when the new doors are ordered in May 2006.

Recommendation: Emergency response for in house emergencies at Mary Myers.

PHA Response: Will be researched and a report will be given to the Advisory Board.

Recommendation: Playground at 96 West.

PHA Response: Will be researched and a report will be given to the Advisory Board.

Recommendation: Computer center for Cherry-Point residents.

PHA Response: Will be researched and a report will be given to the Advisory Board.